

Site Walk of April 10, 2013

Application for Site Plan Review and Conditional Use Permit. 56 Madbury Road. Creation of an additional 3-bedroom apartment within the basement of an apartment building. Golden Goose Properties LLC c/o Barrett Billotta (applicant), Mike Sievert, MJS Engineering (engineer). Tax Map 3, Lot 1-11A, Residence A Zoning District. *Recommended action:* Final action

Present:

Representative Applicant: Mike Sievert, Barrett Billotta, Fred Kell

Planning Board Members: Peter Wolfe, Andrew Corrow, David Williams, Councilor Jim Lawson and Councilor Julian Smith

Town Planner: Michael Behrendt

Members of the Public: None

Site walk began at approximately 6:00 PM

1. Mike Sievert gave the assembled group a rundown of the site and of the proposed 3 bedroom apartment. The lot is in the RA District. There are 6 buildings on the lot and the building in question is #56.
2. Mr. Sievert explained that for the Conditional Use the applicant was required to send letters out to all abutters within a 300 foot radius of the entire property. That equated to approximately 25 – 30 abutters.
3. The question was asked if additional buildings could accommodate a similar type of project. Mr. Billotta stated that only one other building could potentially be converted to add additional apartments.
4. With the addition of this apartment, the total number of residents/beds will be 100. The property, which is grandfathered as a non-conforming use, has a max allowable of 111.
5. Mr. Billotta stated that there were only 3 or 4 calls to police related to the property in 2012.
6. There was a discussion about the hours of security.
7. There was a discussion on parking. There are currently 92 parking spaces for 111 grandfathered beds on the property.
8. The group moved into the basement area of building 56 for a tour of the proposed apartment location.
9. It was stated that safety and egress issues were the preview of the Fire Department/Code Enforcement Officer.

Site Walk of April 10, 2013

Page 2

10. The applicant explained the layout and pointed out where the two new doors and egress windows would be.

Site walk ended at approximately 6:20 PM

Respectfully submitted by,

Andrew Corrow